

HOW THEY CAN PROVE THE GENUINITY OF ARCHITECTS

Best New and Altered Structures of Year Honored by League. Remodeling Work Gives Hint of What Can Be Done to Transform Unsightly Patches on Toe of Manhattan.

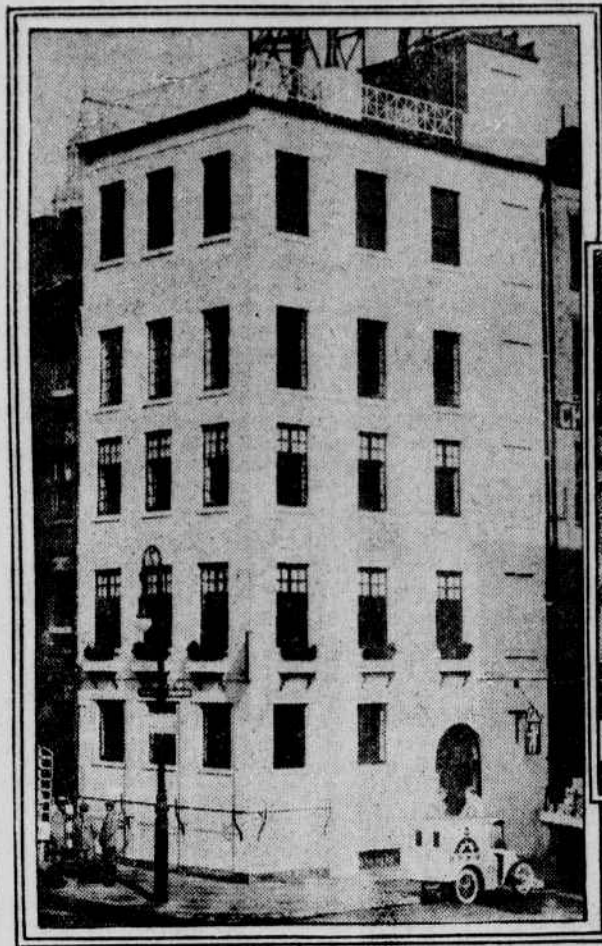
The best business building erected in the downtown section of Manhattan during 1921, according to the judgment of the Downtown League, was the home of the Lawyers Mortgage Company at the northeast corner of Nassau street and Maiden lane. The best reconstructed or made over building in this same "toe" of the island was the International Mercantile Marine home at 1 Broadway, formerly known as the old Washington Building. The second best rebuilt structure, according to the Downtown League, was the Lily Cup Building at the northwest corner of Fulton and Water streets.

The Downtown League through its committee, consisting of L. Louis Schaefer, Richard S. Elliott and Charles F. Noyes, has accordingly awarded honors to these winners in the order named. Special mention is made of the Lily Cup Building, which was made over by Charles Errett from a most unattractive saloon and tenement house property into an immaculate, tidy little office building, which now adds dignity, as well as cleanliness, to the neighborhood.

In awarding highest honors to the Lawyers Mortgage Building first consideration was given to the unusual artistic facade of the structure and to the fact also that this building operation best illustrated the "buy for occupancy" movement which has been a feature of downtown trading since 1919.

There were many buildings considered by the committee, because in no field so concentrated has there been more important construction than that south of City Hall. The building erected by Frank D. Munson of the Munson Steamship Line, the new Stock Exchange Building and the Cunard Building were pointed out by the committee as noteworthy examples of the ingenuity of American builders and the brilliancy of the architects who designed them and the foresightfulness of the owners in the matter of transforming old buildings into modern structures were not considered because they were substantially completed during the year 1920.

The main entrance to the Lawyers Mortgage Company Building is on the corner, and the banking room is reached by a broad flight of marble stairs. The banking room itself is circular in shape, as this form is so well adapted to the space and allowed for a symmetrical and architectural treatment of the interior. The walls of the room are faced with genuine Roman travertine stone on a base of travertine marble. The



SECOND AWARD FOR ALTERATION S. LILY CUP BUILDING, NORTHWEST CORNER OF FULTON AND WATER STREETS. J. J. DIEMER, ARCHITECT. JAMES C. HOES SONS INC., BUILDERS.



FIRST AWARD FOR NEW STRUCTURES. LAWYERS MORTGAGE CO BUILDING, NORTHEAST CORNER OF NASSAU STREET AND MAIDEN LANE. RENWICK, ASPINWALL AND TUCKER, ARCHITECTS. CHARLES T. WILLS, BUILDER.



FIRST AWARD FOR ALTERATIONS. INTERNATIONAL MERCANTILE MARINE'S NEW HOME AT 101 BROADWAY. WALTER B. CHAMBERS, ARCHITECT.

TUBE PLAN AN XMAS GIFT TO RICHMOND

Transit Commission Could Not Have Hit on Better Present, Says Realtor.

Christmas Day this year brings more than its usual good cheer to Staten Island and real estate interests because actual work has begun upon the plans to connect the island with the rest of the greater city by means of tunnels for freight and passenger traffic. The island is already beginning to feel the effects of the plans. Everywhere there are inquiries regarding real estate and the brokers freely predict that 1922 will be the most prosperous year in the history of the little borough.

"There is no doubt as to the outcome of the transit plans for Richmond Borough," said Cornelius Kolff yesterday. "The city has spent \$15,000,000 for terminal piers down here and it is nothing less than necessary now to protect its investment by providing proper transit to and from these piers."

"Staten Island has three very good friends now. The Mayor and the Board of Estimate have been good to us in the matter of piers. The Port Authority has been good to us in providing railroad connection with New Jersey, and now the Transit Commission is going to be equally generous with us by giving us a passenger tunnel, with direct service from Manhattan through Brooklyn and under the Narrows."

"This will mean that the ever crowding population of Manhattan and Brooklyn will find an outlet down here. I don't believe that it will mean necessarily that wealthy persons will seek out the island for habitation, but it will mean that cheaper transit will be provided and that many independently wealthy persons will want to live here because of the beauty of the spot and because of the natural beauties of the hill sections."

"The piers will naturally attract a large share of the industrial classes of population and there is plenty of room for them. Land is cheap here and some of the crowding in the older section of the island will be relieved, because, with express service over the Fourth Avenue R. R. T. subway, Staten Island will be accessible in less than half an hour."

"Of course it should be borne in mind that the Board of Estimate handles the purse strings and no matter what the Transit Commission or the Port Authority may outline for us, we can't get it unless the Board of Estimate will appropriate the money. But Staten Island has every reason to be grateful to the Mayor and to the Board of Estimate and it is going to bed on December 31 with a feeling of gratitude and with the belief that the year of 1922 is going to be a pretty good one."

"I've been in the real estate business on Staten Island a good many years. I can best illustrate my point of view by telling a story. When the late Mayor Gaynor was on the bench in Brooklyn I had occasion to talk over some matter with him in the presence of other friends. Finally Judge Gaynor turned to me and said:

BUILDERS HAVE BEEN BUSY IN WESTCHESTER

\$15,000,000 Is Estimated Value of Work in 1921.

It is estimated that more than \$15,000,000 worth of new building plans were filed in the cities and towns of Westchester county during the year 1921 and that this amount will be exceeded next year, because it is reported a number of new apartment houses will be erected in Yonkers, Mount Vernon, White Plains and New Rochelle. This, it is said, insures the prosperity of the building industry in Westchester for 1922.

Filing of plans for new houses, apartments and other structures in Mount Vernon during the past year covered a total cost of \$3,054,042. In 1920 the total amount was \$2,047,432. In Yonkers the building plans called for more than \$5,500,000 worth of new buildings and in White Plains and New Rochelle the estimated total was close to \$6,000,000, but as the reports for December have not been completed the exact amount in each city is not known.

The suburban cities feel that they have sold their own despite the fact that in New York city there is a tax exemption on new dwellings which stimulated home building.

Homes for 25,958 Families Underway, Survey Shows

Final figures in the housing survey conducted in the greater city by the Building Trades Employers Association were given out yesterday. They show that the housing to be completed this year and during the early part of 1922 will accommodate 25,958 families. Preliminary and incomplete figures were given out by the association earlier in the month.

In making the survey the association used the land value maps of the Department of Taxes and Assessments, each map section constituting a district. The

surveyors were consequently assigned to districts and there was, therefore, no overlapping or duplication of work. The survey was made by eighty-two members of the association, all of whom were experienced in building construction work.

In two districts the surveyors reported that the local contractors and operators were of the opinion that the boom was at an end and that little or no more work would be started.

The following tables tell the story of the survey.

Buildings to be completed in 1921:

	Manhattan, Bronx.	Brooklyn.	Queens.	Richmond.	Totals.
Houses.	119	16	16	16	161
Brick, one family.	4	4	4	4	16
Brick, two family.	4	4	4	4	16
Frame, one family.	4	4	4	4	16
Frame, two family.	4	4	4	4	16
APARTMENTS.	12	27	64	16	119
Number of buildings.	426	989	915	210	2,540
Number of families.	426	989	915	210	2,540
Total number of families.	426	989	915	210	4,400

	Manhattan, Bronx.	Brooklyn.	Queens.	Richmond.	Totals.
Houses.	20	82	180	48	330
Brick, one family.	9	101	419	33	601
Brick, two family.	9	222	481	1,220	2,932
Frame, one family.	9	83	325	68	525
Frame, two family.	9	83	325	68	525
APARTMENTS.	63	150	225	91	529
Number of buildings.	3,179	7,943	5,894	1,365	16,081
Number of families.	3,179	7,943	5,894	1,365	16,081
Total number of families.	3,179	7,943	5,894	1,365	21,381

Three Men in a Store and Other Real Estate Tales

"How's this for an Odd Paragaph?" inquired a real estate broker who proceeded to unfold the following tale:

"Three friends, all engaged in different lines of the market business, were seeking store space and encountering the usual difficulties. All were wholesale dealers who had to find quarters convenient to the produce center in lower Manhattan."

"Store space was scarce and rentals were high. One of the merchants finally obtained a double store and hit upon a plan which solved the problem for all. He suggested that they occupy the store in eight hour shifts arranged for the convenience of each, and divide the expense in proportion to the benefits derived, to which plan the other store hunters readily agreed."

"The scheme, we are told, proved quite successful. In our humble opinion the genius who worked it out might have solved the housing problem in a day."

A Tenant 'Strikes.'

"A certain tenement on the middle West Side has been sold and will make way for a commercial improvement with the arrival of favorable building weather. The owner, desiring the good will of his tenants, notified them that they had four months' time to seek other quarters and could live rent free for the remainder of their tenancy."

"The only dissatisfied tenant was a storekeeper who tried to hold the matter up on the ground that the latter had previously assured him he would not be disturbed for at least another year. Failing to carry his point with the owner, the storekeeper subsequently called upon the tenants and informed them that their rent would continue while they remained in possession. Several of the tenants submitted meekly believing the owner had had a change of heart, but one aggressive son of Erin threw the storekeeper down the stairs and then pummeled him so severely that the latter forced to call for the rent on the first of the month."

Housing the Middle Classes.

"That housing the poorer classes in New York is becoming an increasingly difficult problem, notwithstanding unmistakable signs of improvement in the number of available houses and apartments, is shown in recent testimony before the Lockwood Committee, head of a family of five, whose salary or wage is less than \$2,000 a year, is learning that the price of a New York address is rapidly rising above his means."

Testimony before the Lockwood committee shows that a house or apartment to accommodate a family of five cannot be built under the present building code for less than \$6,000. Whether the house or apartment is occupied by a rent payer or owner, the following figures remain the same:

Seven per cent. on money invested.
Three per cent. for taxes and water.
Two per cent. for heat.
Two per cent. for light, insurance and incidentals.
Two per cent. for repairs.

These figures call for an annual outlay of about \$1,000. According to economists, no more than 5 per cent. of one's yearly income should go for rent, but the average citizen is convinced that economists do not make his homes in New York city.

BANKER ACQUIRES FINE MONTCLAIR RESIDENCE

Other Transactions Closed in Suburban Field.

Henry F. Bell, president of the Citizens Trust Company of Paterson, has purchased through F. M. Crawley & Bros. Brookwood, one of the largest and best known places in Montclair, and will make it his home.

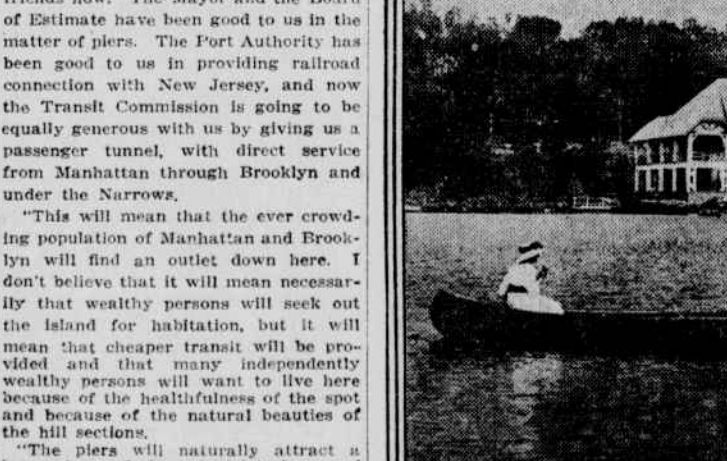
The property is a frontage of over 900 feet on Stonebridge and Sutherland roads, and forms part of an eighty acre tract assembled by the late Senator Edmund B. Osborne. The residence, of Tudor Gothic design, is of hollow tile construction, featuring a billiard room, a billiard hall and a billiard room. An Old English paneled hall and handsome fireplace staircase are features of the residence.

George Howe has sold to Hugh H. Baker the property of Edwin E. Barney on Rose avenue near Harmon-on-the-Hudson. The property contains thirty-three acres of land, residence and barn, and was purchased by Mr. Baker to enlarge his estate acquired some time ago from the same broker.

J. Arthur Fletcher sold to Thomas J. Connolly the two story and attic story building on plot 50x125 at Castle Heights, North White Plains, N. Y.

N. Y. U. Has New Building.

Next to the handsome library of New York University on University Heights, the new Engineering building now nearing completion is the most valuable structure on the campus. It contains more than \$300,000 worth of equipment, including the most modern scientific apparatus of the country. The upper floor is now being used for classroom purposes, but when funds are available for starting work in the main engineering building these rooms will be used for research work. The building is practically completed as far as construction is concerned.



THESE VIEWS TYPIFY THE ARCHITECTURAL AND SCENIC QUALITIES OF THE MOUNTAIN LAKES DEVELOPMENT.

A tract of 500 acres has been added to Mountain Lakes Residential Park, according to an announcement made yesterday by H. A. Hagood, president of the company which developed the pretty home colony in the Watchung Mountains of New Jersey. The purchase of the new tract was negotiated some time ago but the announcement was held back until roads and water mains were laid and all other necessary improvements made in the new territory.

In accordance with the policy of the company the development work has been carried on in such a way as to mar the natural beauty of the lake studded countryside.

To-day Mountain Lakes Residential Park covers a total area of 1,700 acres. It combines the unusual advantages of a summer and winter lake resort and high class country home community within commuting distance of New York city on the Lackawanna Railroad. During the year 1921 about 100 houses were built there, and the 1922 program provides for 125 more. These are to be built on the tract just annexed, and in the heights section of Mountain Lakes property plans have already been filed for about thirty homes in the annexed portion, ranging in price from \$10,000 to \$25,000.

Judging by the continuous activity there the Mountain Lakes colony was not affected by the post-war financial depression. Since January 1, 1920, the sale of houses has, according to the company's books, totaled well over \$1,000,000. Prices in the community range from \$7,500 to \$30,000, according to the size and location of the house. Structures of six spacious rooms on plots averaging 100x150 or 175 feet in size are selling for from \$7,500 to \$8,500.

Many of the new homes planned will be built on the lake front sites. Their architecture will be varied so as to safeguard against monotony in the structural appearance of the place. Colonial,

New Jersey Home Colony Expands



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English, French, Italian and other designs will be followed.

The population of Mountain Lakes is about 3,000 and is made up almost entirely of New York business and professional men, as well as artists and writers. One of the chief attractions of the place, of course, is the series of lakes which provide ideal facilities for summer and winter sports. The new 500 acre section contains three additional lakes, the largest of which is about a mile long and one-eighth of a mile wide. Within the confines of the park, with its thirty-five miles of amatted

drives, are country and golf clubs, fine public schools, shopping of all denominations and a shopping center made up of quaint little stores grouped artistically about the railroad station, which has just been enlarged. Express train service brings the residents of Mountain Lakes to their offices in the heart of Manhattan in less than an hour.

TITLE CO. TO DISTRIBUTE FINAL BONUS PAYMENTS

The Title Guarantee and Trust Company will make on December 31 the final payments of extra compensation to all employees and officers of the company. The amount for the year is \$472,000 and is based on the standing agreement for extra compensation out of the net earnings. The payment to each employee varies somewhat in proportion to length of service and will run from 15.9 per cent. of the salary to employees who have been with the company more than a year but not more than five years, up to 28 per cent. of salary for those who have been with the company more than fifteen years. It averages 21.6 per cent. to the entire force.

To Pick Prize Apartments.

Two medals and four honorable mentions will be awarded in January by the New York chapter of the American Institute of Architects to owners of apartment houses for excellence in the exterior design of their properties. Any house erected in Manhattan or the Bronx during the three years ended last October will be eligible. Houses that received medals or honorable mentions will be ineligible for future awards.

The jury will consist of Harry Alan Jacobs, chairman; Louis Weeks, Oran Whitworth Rice, Leon N. Gillette and Wesley S. Bessell. Owners of apartment houses are invited to send to the chairman photographs of completed buildings which they may desire to enter for awards.

Residential Leases.

J. Arthur Fletcher rented a furnished apartment in 104-106 West Fortieth street to Robert Crosby, of the American City Bureau.

Hudson St. Corner Sold; Other Market Reports

Edward J. Thompson has sold for the C. F. N. Realty Company (Chatham-Phenix National Bank interests) the building formerly occupied by the Corner of Hudson and Fourteenth streets, size 26.5x111.1, irregular, to the Butcher Advocate (Jacob Mayers president), a publication devoted to the meat industry, which will make extensive alterations and use part of the building for its business. Negotiations are pending for leasing the balance of the property for a long term to one tenant. The sellers were represented by Kaye, McDavitt & Scholer and the purchaser by Joseph I. Gollery. The property was held at \$135,000.

Queensborough Deals.

Harry J. Sprung Company sold for Elias A. Cohen, the operator, the corner house on Beach 121st street and Boardwalk, Rockaway Park, on plot 100x100, to Cesare Cavagnaro of this city. The same firm also sold for the Consomm Realty Company the business property on Beach 184th street and the Boardwalk, to Benjamin Hermin. The property was held for \$45,000.

Justice Ford Buys 200 Acres.

Supreme Court Justice Ford has purchased the former Laban Barrett homestead on the Peekskill Hollow road in Putnam county, consisting of 200 acres and including farm buildings. The buyer, according to the announcement of John V. Alexander, the broker, will establish shooting range on the property which includes about 200 acres. The property was owned by the estate of George R. Thompson.

Furniture Co. in Factory Deal.

The Herrman Furniture Company has sold to Friedman & Bricken the six-story factory at the northeast corner of Kenmare and Mulberry streets. The structure occupies a site 100x115, and the price was reported at \$135,000. It is said the buyers will erect a four-story garage on the property. Shaw, Rockwell & Sanford were the brokers in the deal. Charles L. Appel of Cohn & Appel, attorneys, represented the sellers.

Builders Get Woodmere Tract.

The Amundsen Real Estate Company, Maxmillian Morgenstern president, has sold fourteen plots, aggregating fifty lots, in Woodmere, L. I., to the Lawrence Avenue Realty Corporation, Charles Young president. The property is located as follows: One plot on Broadway near Barton avenue; six plots on East Broadway and seven plots on Sherman avenue, between 104th street and St. Nicholas Drive. The purchasers contemplate erecting private residences on all of the property to be ready for occupancy in the spring of 1922. They were represented by William S. Pettit and the seller by James Frank.

Multifamily Property Deals.

Joseph G. Keenan of the office of Charles Berlin, sold for Luke C. Lynch of Rutherford, N. J., to the 1071 St. Nicholas Avenue Corporation, the six-story elevator apartment house known as the Rauracia at the southwest corner of 104th street and St. Nicholas avenue, on a plot 100x100. The property was held at \$195,000 and was sold for all cash. Charles Berlin has been appointed agent for the house.

John Fitch has sold for Sarah C. Gillies and others the two five-story tenements, 25x100 each, at 37-55 Columbia street. The Brown, Wheelock Company represented the sellers. The same broker sold the five-story tenement at 1857 First avenue for Jennie R. Rubin. Louis Appel, represented by Sigmund Rubin, attorney, purchased 502 Tenth avenue, the northeast corner of Thirty-eighth street, a four-story tenement and store, 24.9x100.

Plan Lexington Avenue Flat.

The Bing & Bing interests plan to erect an eleven-story apartment house at the northeast corner of Lexington avenue and Eighty-eighth street, 62x100. Emory Roth, architect, is preparing the designs.

In the Dwelling Market.

Houghton Company sold for the estate of Charles H. Wesells the four-story dwelling at 29 West Ninety-first street held at \$30,000.

M. H. Gaillard & Co., Inc., have resold for Abraham Luger the four houses at 112, 115, 117 and 119 West Eighty-eighth street. Mrs. Kayrola purchased No. 112. Mrs. Annie Field purchased No. 115. Mrs. L. M. Meisel purchased No. 117 and Louis Meisel purchased No. 119.

The newly formed 171 West Twelfth Street, Inc. (E. G. Routzahn, E. Arnes and L. T. Williams), bought from the Excelsior Estates Company, Inc., a three-story dwelling, 51x103.3, at the same address. It is represented by Abberly & Bryde, attorneys.

Stule S. Riall is reported to have sold a four-story residence, 19x100.5, at 33 East Fifty-first street, near Madison avenue.

Sales Revealed in Transfers.

Janette R. Kalish sold to Floyd F. Thompson a four-story building with stores, 20x29.5, at 517 Eighth avenue, north of Thirty-fifth street.

Henry S. Wilson sold to Joseph Cedarbaum and Victor Kahn a three-story stable, 25x99.11, at 239 East 127th street.

The two six-story apartment houses, 120x100.11, at 14 to 20 West 107th street, have been sold by Phelaf Kafra, Jennie Krustner and William and Louis Brismann.

Charles Rubinger sold to Harry Weinberg a six-story double flat, with four stores, 25x94, at 119 St. Mark's place.

Charles Molephint sold to Henry R. Barrows a five-story store tenement, 25x75, at 99 Broome street.

Jennie Grotzky sold to Ignazio and George Salerno a four-story flat, 29.3x100.11, at 160 East 107th street.

Julia P. Breed purchased from George W. Jaekel a three-story dwelling, 18.9x100.5, at 210 East Sixty-second street.